



Board of Zoning Appeals

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Members  
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**Jose L. Dominguez, Jr.**

Alternates  
**Jewel Currie**  
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Secretary  
**Lindsey St. Arnold Bell**

**AGENDA**

**March 13, 2014**

**PLEASE TAKE NOTICE THAT** a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on **Thursday, March 13, 2014**, commencing at **4:00 p.m.** in the Common Council Committee Rooms, **Room 301-B**, City Hall, Third Floor, 200 East Wells Street, Milwaukee, Wisconsin, affecting the following premises. Please note that most items have been scheduled for approximately five to ten minutes. If an item takes longer than its allotted time, the item may be adjourned to the next available hearing date.

**4:00 p.m. Administrative Consent Agenda**

Items scheduled for approval on the Administrative Consent Agenda

No oral testimony will be taken on these items.

<u>Item No.</u>	<u>Ald Dist</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
1	3rd	32997 Special Use Dismissal	Saleh Saed, Lessee  Request to occupy the premises as a fast-food/carry-out restaurant	2921 N. Oakland Av.
2	7th	32710 Special Use Dismissal	Wesley Bryant, Lessee  Request to add outdoor storage to the Board approved motor vehicle repair facility	4344 W. Capitol Dr.
3	8th	32867 Special Use Dismissal	Samer Mustafa, Lessee  Request to occupy the premises as a second-hand sales facility	2128 W. National Av.

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<p align="center"><b><u>4:00 p.m. Administrative Consent Agenda (Continued)</u></b>  <u>Items scheduled for approval on the Administrative Consent Agenda</u>  <u>No oral testimony will be taken on these items.</u></p>				
4	12th	32276 Dimensional Variance <i>Dismissal</i>	Rupinder Arora, Property Owner  Request to allow 9 window signs that cover more than 25% of the glazing area and 2 wall signs that exceed the maximum allowed area	635 W. Greenfield Av.
5	12th	32684 Dimensional Variance <i>Dismissal</i>	One Republic Investments LLC, Property Owner  Request to occupy the premises as a multi-family residence that does not meet the minimum required lot area per dwelling unit (required 8400sq.ft. / proposed 7000sq.ft.)	1022 W. Madison St.
6	14th	32781 Dimensional Variance <i>Dismissal</i>	Pedro Acevedo, Property Owner  Request to construct a porch that does not meet the minimum front setback or the minimum side setback	2928 S. 10th St.
7	14th	32829 Special Use <i>Dismissal</i>	Michael Mann, Lessee  Request to occupy a portion of the premises as a recording studio	3073 S. Chase Av.
8	1st	32788 Special Use <i>Dismissal</i>	Mohammad Riaz, Property Owner  Request to raze the existing structure and to occupy the premises as a motor vehicle filling station	4405 N. 27th St.
9	4th	32984 Extension of Time	S.R. Mills, Property Owner  Request for an extension of time to comply with the conditions of case #32198	700 W. Michigan St.

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<b><u>4:00 p.m. - Consent Agenda</u></b>				
<u>Items Scheduled for approval on the Consent Agenda</u>				
<u>No oral testimony will be taken on these items.</u>				
<i>If there are any objections to these approvals, please make them known to the Board office in writing and at least 24 hours prior to the time of the hearing.</i>				
<i>If written objections to these approvals are received, the item will not be approved and will be held for a public hearing to allow additional testimony.</i>				
10	2nd	33000 Special Use	Bridgeman Foods II, Inc./JB Properties, Property Owner	6223 W. Capitol Dr.
			Request to continue occupying the premises as a fast-food/carry-out restaurant with a drive-through facility	
11	2nd	33012 Special Use	H&K Partners, LLC, Lessee	4400 N. 60th St.
			Request to continue to occupy the premises as a fast-food/carry-out restaurant with a drive-through facility	
12	3rd	32948 Use Variance	Damian Spiropoulos, Lessee	1625 E. Irving Pl.
			Request to continue occupying the premises as a household maintenance and repair service	
13	4th	32968 Special Use	Mitchell, Inc., Property Owner	795 N. Van Buren St.
			Request to continue occupying the premises as a principal use parking lot	
14	4th	32969 Special Use	Mitchell, Inc., Property Owner	766 N. Jackson St.
			Request to continue occupying the premises as a principal use parking lot	
15	5th	33015 Special Use	H&K Partners, LLC, Lessee	5444 N. Lovers Lane Rd.
			Request to continue to occupy the premises as a fast-food/carry-out restaurant with a drive-through facility	

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16	6th	32977 Special Use	Sarah Ditzenberger, Lessee  Request to continue occupying the premises as a general retail facility	2445 N. Holton St.
17	6th	32989 Special Use	Denise Waheed, Lessee  Request to continue occupying the premises as a motor vehicle repair facility	2477 N. Holton St.
18	6th	33021 Special Use	Marquette University Neighborhood Heath Center, Lessee  Request to occupy a portion of the premises as a medical office	1452 N. 7th St.
19	6th	32996 Special Use/ Dimensional Variance	Faith Temple Apostolic Church, Lessee  Request to continue occupying the premises as a religious assembly hall that does not meet the minimum required number of parking spaces (required 14 / proposed 0) (this is a new operator)	2201 N. Martin L King Jr Dr.
20	6th	33013 Special Use	H&K Partners, LLC, Lessee  Request to continue to occupy the premises as a fast-food/carry-out restaurant with a drive-through facility	2470 N. Martin L King Jr Dr.
21	8th	32986 Special Use/ Dimensional Variance	Juan J. Jimenez, Property Owner  Request to continue occupying the premises as a contractor's yard without the required landscaping	2005 S. Muskego Av.

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22	8th	32992 Special Use	MC Jimenez LLC, Lessee  Request to continue occupying the premises as an assembly hall	2537 W. National Av.
23	9th	32950 Special Use	Anton Scorsone, Property Owner  Request to continue occupying the premises as a motor vehicle sales and repair facility	7200 W. Good Hope Rd.
24	9th	32971 Special Use	7141 LLC, Property Owner  Request to continue occupying the premises as a motor vehicle filling station	7605 W. Good Hope Rd.
25	9th	33026 Special Use	Saleday LLC, Property Owner  Request to add a motor vehicle body shop to the Board approved motor vehicle repair and outdoor storage facility	8801 W. Brown Deer Rd.
26	9th	32993 Special Use	Tammy Butler, Lessee  Request to increase the hours of operation to Monday - Friday 5:30 a.m. to 9:00 p.m. and Saturday - Sunday 6:00 a.m. to 6:00 p.m., and to continue occupying the premises as a day care center for 98 children per shift infant to 12 years of age (this is a new operator)	4911 W. Good Hope Rd.
27	9th	32974 Special Use	Salvation Army, Lessee  Request to occupy the premises as a second-hand sales facility	8008 W. Brown Deer Rd.

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28	10th	33016 Special Use	H&K Partners, LLC, Lessee  Request to continue to occupy the premises as a fast-food/carry-out restaurant with a drive-through facility	7343 W. Appleton Av.
29	12th	32981 Use Variance	Roberto Vargas, Property Owner  Request to continue occupying the premises as a currency exchange facility	1112 W. Lincoln Av.
30	12th	33014 Special Use	H&K Partners, LLC, Lessee  Request to continue to occupy the premises as a fast-food/carry-out restaurant with a drive-through facility	1570 W. Mitchell St.
31	13th	32998 Dimensional Variance	Airport Inn Inc., Property Owner  Request to erect a sign for the permitted commercial hotel that exceeds the maximum allowed height (allowed 14 ft./proposed 24 ft. 2 in.) and display area (allowed 50 sq.ft./proposed 171.5 sq.ft.)	5311 S. Howell Av. 1
32	13th	33017 Special Use	H&K Partners, LLC, Lessee  Request to continue to occupy the premises as a fast-food/carry-out restaurant with a drive-through facility	108 W. Layton Av.
33	14th	32976 Special Use	Donald Michals, Property Owner  Request to continue occupying the premises as a fast-food/carry-out restaurant	3902 S. Whitnall Av.

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34	15th	32975 Dimensional Variance	Hashim Zaibak, Lessee  Request to erect a sign that exceeds the number allowed per 25 lineal feet (allowed 1 / proposed 2)	1919 W. North Av.
35	15th	32970 Special Use	Seaway Bank and Trust, Property Owner  Request to continue occupying the premises as a bank with a drive-through facility	2102 W. Fond Du Lac Av.
36	15th	33002 Use Variance	Jimmy Pate, Lessee  Request to occupy a portion of the premises as a contractor's shop	3918 W. Kisslich Pl.
37	1st	32951 Special Use	Veronica Pierce-Britt, Property Owner  Request to continue occupying the premises as a day care center for 80 children per shift infant to 12 years of age, operating Monday - Sunday 5:30 a.m. - midnight (this is a new operator)	4861 N. Teutonia Av.
38	1st	32990 Special Use	Sharon Nelson, Lessee  Request to continue occupying the premises as a day care center for 40 children (1st shift) and 20 children (2nd shift) infant to 13 years of age, operating Monday - Friday 6:00 a.m. - midnight	3518 W. Silver Spring Dr.

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<b><u>4:00 p.m. Administrative Review</u></b>				
<u>Items scheduled for consideration and action by the Board in Administrative Review.</u>				
<u>No oral testimony will be taken on this item.</u>				
39	5th	32957 Special Use	Neighborhood Pawn, LLC, Lessee  Request to occupy a portion of the premises as a pawn shop and second-hand sales facility	5424 N. Lovers Lane Rd.
<b><u>4:30 p.m. Public Hearings</u></b>				
<u>Please note that each item scheduled for a public hearing has been scheduled for approximately five to ten minutes.</u>				
<u>If an item takes longer than its allotted time, the item may be adjourned to the next available hearing date.</u>				
40	2nd	32856 Special Use	Gro Family Services, Lessee  Request to occupy a portion of the premises as a social service facility	6400 W. Capitol Dr. 200
41	2nd	32949 Special Use	Lurean Nelson Slocum, Property Owner  Request to occupy the premises as an adult day care center	6435 W. Capitol Dr.
42	2nd	32994 Use Variance	Veit Companies, Lessee  Request to occupy the premises as a facility engaged in the processing and recycling of mined materials	7240 W. Douglas Av.
43	5th	32764 Special Use	Sheldon Robinson, Lessee  Request to occupy the premises as a motor vehicle repair facility	8436 W. Lisbon Av.
44	6th	32931 Special Use	Guy Simo, Lessee  Request to occupy the premises as a community center	1840 N. Martin L King Jr Dr.



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**4:30 p.m. Public Hearings (Continued)**

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If an item takes longer than its allotted time, the item may be adjourned to the next available hearing date.

45	7th	32893 Special Use	Daniel Watson, Lessee  Request to continue occupying the premises as a hand car wash (this is a new operator)	4744 N. Hopkins St.
46	7th	32072 Special Use	Otha Howard, Property Owner  Request to construct an addition to the existing religious assembly hall	5532 W. Hampton Av.
47	9th	32999 Special Use	Talecris Plasma Resources, Lessee  Request to occupy a portion of the premises as a medical service facility	6530 N. 76th St.

**5:30 p.m. Public Hearings**

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48	10th	33001 Special Use	Leotis Hych, Lessee  Request to occupy the premises as a car wash	2571 N. 55th St.
49	12th	32742 Special Use/ Dimensional Variance	Smart Dollar Auto, Lessee  Request to continue occupying the premises as a motor vehicle sales facility that does not meet the minimum required landscaping	1605 W. Forest Home Av.
50	13th	32995 Special Use	Pranke Holding - 6th and Layton LLC, Property Owner  Request to construct a fast-food/carry-out restaurant with a drive-through facility that does not meet the minimum queue length	639 W. Layton Av.

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**5:30 p.m. Public Hearings (Continued)**

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51	13th	32937 Special Use	G.S.S. Corporation, Property Owner  Request to continue occupying the premises as a motor vehicle sales facility	5510 S. 27th St.
52	13th	32938 Special Use	G.S.S. Corporation, Property Owner  Request to occupy the premises as a motor vehicle sales facility	5572 S. 27th St.
53	15th	32978 Special Use	F.U.T.U.R.E. Inc., Lessee  Request to occupy a portion of the premises as a social service facility	3341 W. North Av.
54	15th	32991 Special Use	Candace Simpson, Lessee  Request to occupy a portion of the premises as a social service facility	2818 N. Teutonia Av.
55	1st	32982 Special Use	A Promise of Hope II, Lessee  Request to add an elementary school for 100 students K4 - 6th grades, operating Monday - Friday 7:00 a.m. to 4:00 p.m. and to continue occupying the premises as a day care center for 50 children per shift infant to 12 years of age, operating Monday - Saturday 6:00 a.m. to midnight (this is a new operator)	5226 W. Hampton Av.

**PLEASE NOTE:**

Most items have been scheduled for approximately five to ten minutes. If an item takes longer than its allotted time, the item may be adjourned to the next available hearing date.

Upon reasonable notice, effort will be made to accommodate the needs of disabled individuals through sign language interpreters or other auxiliary aids. For additional information or to request this service, contact the Board of Zoning Appeals at 286-2501, (FAX) 286-2555, (TDD) 286-3245 or by writing the Board of Zoning Appeals, 809 North Broadway, Room 102, Milwaukee, WI 53202.